

FAIRLINGTON GLEN COUNCIL OF CO-OWNERS
ANNUAL MEETING MINUTES
Fairlington Community Center
November 4, 2015

ATTENDEES: Jay Yianilos (President), Susan Hunchar (Vice President), Thora Stanwood (Secretary), Maynard Dixon (Treasurer), Laura Knapp Chadwick (At-Large Member), Karen Conroy (Cardinal Management), and approximately 26 co-owners.

CALL TO ORDER AND INTRODUCTION OF THE BOARD

The president called the meeting to order at 7:09pm. It was established that a quorum (41%) defined as at least 25%, was present by proxy, electronic vote and in person. The Board was introduced.

APPOINTMENT OF THE PARLIAMENTARIAN

The treasurer was appointed parliamentarian. Robert's Rules of Order would be followed.

PROOF OF NOTICE OF MEETING

The president reported that the notice of the annual meeting of the Fairlington Glen Council of Co-Owners was mailed on or about October 9, 2015 to all co-owners of record in accordance with the Virginia Condominium Act.

SELECTION OF INSPECTORS OF THE ELECTION

Liz Finos and JoAnn Haveland were appointed Inspectors of the Election.

PRESIDENT'S REPORT

The president reported that the major projects of 2015 included:

- 1) The signing of a three-year contract with a new pool contractor, Atlantic Pool Service.
- 2) Two pool co-chairs gave way to one new chair who gave way to another new chair. But all in all we had a great summer at the pool.
- 3) The Board voted to ban smoking inside the fencing at the pool.
- 4) Phase III of landscaping buffer repair along King Street behind Court 6 was completed.
- 5) The Board undertook a project to repair torn/loose chimney screens throughout the Glen.
- 6) A majority of our parking lots were paved, re-sealed, and/or re-stripped.
- 7) B Building common area interior hallways received a fresh coat of paint.
- 8) The exterior of buildings in our courts are repainted every four years, and this year the painters completed work in courts 9 through 12.
- 9) The roofing project was completed in courts 3 and 14, and roof replacement is currently underway on two buildings in court 9 and two buildings in court 10.
- 10) Two extensive sewer pipe replacement projects were done in courts 3 and 5.
- 11) Master lists of needed front porch repairs and sidewalk section replacements were developed. Proposals are being sought by the Glen's management agent.
- 12) We purchased a new sewer line inspection camera for use by our onsite crew.

- 13) Discussions continue with the City of Alexandria regarding improvements to the Quaker Lane/S. 36th Street intersection. The City listened to the suggestions and ideas presented by Glen residents.
- 14) The handbook update is being finalized. Thanks to Jocelyn Corderot and Susan Hunchar for the continued efforts to edit and prepare the update.
- 15) We celebrated the Glen's many great volunteers at our third Volunteer Appreciation Night.
- 16) Spring & Fall Clean Up Days continue to be a success at building neighborhood pride. The next fall effort will be Sat., Nov. 14 to pick up trash, collect fallen branches from trees, and to pull ivy from the base of trees along the King Street and Quaker Lane perimeters.
- 17) And although we did not win Community Association of the Year from the Community Associations Institute, we have submitted another entry this year.

Planned projects for 2016 include:

- 1) Continue roof replacements in courts 8 and 12
- 2) Continue landscape buffer repair
- 3) Refurbish pool furniture
- 4) Continue front porch repairs and sidewalk replacements
- 5) Look into cost to replace court entrance signs.

Karen Conroy of Cardinal Management was introduced as our Management Agent and Maria Castro and Nelson Ordonez were cited as our on-site staff.

2016 BUDGET PRESENTATION

The Treasurer summarized the Board's proposed budget for 2016, explained why he believes the Glen should continue its progress toward fully funded reserves, and answered questions about pool expenditures.

PRESENTATION OF BOARD CANDIDATES

The president introduced the candidates for the two vacant board positions: Bill Worsley (court 16) and Lee Henry (court 1). No nominations were made from the floor.

VOTE ON 2016 BUDGET, CANDIDATES and 2014 MINUTES

The ballots were collected and the Inspectors of the Election retired to the corridor to count ballots.

COMMITTEE REPORTS

No reports from the committee chairs were made. The president thanked the many volunteers who served as committee members, assisted with special projects, provided advice and supported the Glen in many ways.

OLD BUSINESS

None.

NEW BUSINESS

The Annual Glen Water Conservation Award was presented to court 12. Accepting the award on behalf of court 12 was the court representative, Bob Wilson.

It was announced that the Glen celebrated its 40th anniversary on October 28, 2015. In honor of the anniversary, a celebration cake was served.

There were no questions or comments submitted via the electronic votes.

It was requested that there be more avenues of communication, not just emails. A quarterly printed newsletter, hand delivered to every door, might increase resident participation.

VOTE ON THE 2016 BUDGET, CANDIDATES AND THE 2014 MINUTES

The president announced the results of the vote for the 2016 budget, board of directors and approval of the 2014 annual meeting minutes.

- 1) The 2016 Budget was approved by a vote of 39% of the voting interest (93% of votes cast).
- 2) Both Bill Worsley and Lee Henry were elected to a three-year term on the board by a vote of 40% of the voting interest (95% of votes cast).
- 3) The minutes of the 2014 Annual Meeting were approved by a vote of 41% of the voting interest (97% of votes cast).

The meeting was adjourned at 8:00pm.

Respectfully submitted,

Thora Stanwood
Secretary